

**COMMUNITY PRESERVATION COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
APRIL 16, 2009  
MINUTES**

**PRESENT:**

Walter Flynn, Chairman  
Arthur Mathews, Vice Chairman  
Stephen Ford  
Dan Condon  
James Cunningham  
Scott Coven, Clerk  
Christopher Hannan

**NOT PRESENT:**

Laura Harbottle

**ALSO PRESENT:**

Robert Luongo, Economic Development Planner  
James Clarke, Director of Planning and Community  
Development

**RECORDING SECRETARY:**

Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM.

**New Application – Tammy Brook Apartments**

Presented by: Darcy Jameson and Mark Epker, Beacon Communities

Ms. Jameson thanked the Committee for allowing Beacon Communities to present this project this evening and stated that Beacon Communities was present this evening to request funding support for the acquisition of Tammy Brook Apartments. Beacon Communities is a Boston based company that manages 9,000 apartments from New England to Virginia. The majority of Beacon Communities' apartments serve individuals and families with low or moderate income.

Tammy Brook Apartments is located on King Avenue next to Electro Switch. The current owner of is working with HUD to make sure that all the current residents received additional funding from HUD to pay the new larger rents. If Beacon Communities acquires the property, they will ensure the continuation of long-term affordability rates. Beacon Communities proposes to put in new heat and low-flow water systems. Carpets will be replaced and painting will be done. Beacon Communities proposes to make the laundry facility handicap accessible. There is a single-family house on the property for the on-site maintenance person. A shed to hold the maintenance equipment is proposed.

The acquisition of this property is only possibly with the help from the Town.

Mr. Clarke stated that CPC funding is available and as of July 1, there will be more HOME funds available.

Mr. Clarke stated that Beacon Properties must have all their funding is in place by July 1. Chairman Flynn stated that CPC funding could take time if Beacon Communities needs the

funding at the time of closing. Mr. Ford asked if this funding is a loan. Mr. Epker stated yes, a 40-year loan with a lump sum paid at the end of the 40 years. Mr. Clarke stated that if Weymouth loses the Tammy Brook square footage, it would not put Weymouth under the required percentage.

Mr. Mathews stated that he would like to see Weymouth preserve its affordable housing. Mr. Mathews likes the idea of CPC funding 50% of the required funds and the other 50% coming from HOME. Mr. Mathews asked if there is any relationship between Beacon Communities and Tammy Brook Apartments. Ms. Jameson stated no. Ms. Jameson stated that one of the things that the State looks at is that the acquisition is an “arms-length” transaction. Mr. Mathews asked what happens to the “affordability” after the loan is paid back. Ms. Jameson stated that there is a guaranteed 40-year affordability term. Mr. Clarke stated that he would get clarification on the matter from Solicitor Lane.

Mr. Condon asked if Beacon Communities has spoken with the residents or local organizations to tell them of the new plans for the buildings. Mr. Epker stated no. The seller has talked with the residents and has started to work on getting enhanced Section 8 vouchers for the residents affected. Ms. Jameson stated that the on going process the current owners are doing with the residents would be happening no matter if the property was for sale or not.

Mr. Cunningham asked if Beacon Communities has applied for more funding from other sources. Ms. Jameson stated that they are looking at the CPC and HOME. Mr. Cunningham asked how this will affect the Grange Project. Chairman Flynn stated that in a letter dated April 13, 2009 from Roland Moussally, he asked that CPC take action on the Grange Project.

Mr. Ford asked how many residents Beacon Communities anticipates can stay in the apartments. Ms. Jameson stated that Beacon Communities will not displace anyone if they acquire the property. Mr. Clarke stated that on a typical 40B they only have to have 20-25% affordable. This acquisition is a better deal.

Mr. Hannan asked what the preference for Weymouth residents is. Ms. Jameson stated that in the selection plan it will say 70% affordable set aside for Weymouth residents and employees. Beacon Communities will demonstrate (with statistics) that there is a need for local preference. The process is complex. DHCD oversees the process.

Mr. Ford asked when will CPC know what funding is available? Mr. Ford asked Mr. Clarke if he could estimate what is available from HOME. Mr. Clarke stated that when CPC is ready to discuss this project, staff will have recommendations from HOME.

#### **Whitman’s Pond Association – Mr. Tom Daru**

Mr. Daru stated that he is present this evening to present two projects; one for the main body of the pond and one for the West Cove. The proposals are to seek funding to apply a herbicide treatment to 15 acres of the main body of Whitman’s Pond; the shore area along Middle Street. The WPA is also seeking funding to do work in the West Cove of the Pond. The West Cove is 17 acres of water and the Association wants to remove invasive weeds with a herbicide application.

Mr. Daru stated that conditions at the Pond are not good. Conditions improved last year with the work that was done; however, it is turning into a swamp again. The herbicide needs to be done in May and June. The WPA has requested approval from the Conservation Commission and is awaiting a reply.

Mr. Hannan asked if Mr. Daru could prioritize the applications. Mr. Mathews stated that they could go forward with one application only, but they are going with the recommendation from Mr. Wilson to present two applications. Mr. Mathews stated that WPA is waiting for answers from Mr. Wilson on how to proceed. There are new guidelines from DOR that require that all proposals must go through them first. The Town must fax the WPA proposal to DOR and DOR will determine if the application is CPC compliant.

Mr. Mathews stated that the easiest way to improve the condition of the Pond is to add the herbicide treatments. This will require a vote from the Town Council as well. The WPA cannot meet with the Conservation Commission until they have a funding source in place. Mr. Coven asked what the benefits of the herbicide treatments are. Mr. Daru stated that herbicide treatments are good for a couple of years and should be repeated. The raking that was done last year is only good for the year that it was done.

Mr. Coven asked if there are any long-term solutions for the Pond. Mr. Mathews stated that the Town has been working on “fixing” the Pond for the past 15 years and has done work to help make sure that the sewerage overflows don’t go into the Pond anymore. However, storm drainage still runs into the Pond. Mr. Hannan asked, doesn’t it make sense to ask for funds for next year’s clean up as well as this year’s. Mr. Hannan asked who is ultimately responsible for the Pond. Mr. Daru stated multi-year funding would be nice and the Town of Weymouth is responsible for the Pond. Mr. Mathews stated that no Town personnel are required for the herbicide treatments. Mr. Cunningham stated that he has been involved with the WPA since the beginning in its efforts at trying to restore this valuable part of the Town. The West Cove is deteriorating. Mr. Cunningham would like to pass this two-pronged project tonight.

### **Public Comment:**

**John Bruesse  
Bradley Road**

Mr. Bruesse stated that Great Hill is a beautiful spot and he would like the Town to take advantage of the spot. Mr. Bruesse asked the CPC to please cut the trees so that the view would be better. Mr. Bruesse stated that the Town should be able to use the park and that it should be part of the Town’s job to get the work done. Access to the park, sidewalks, benches and amphitheater is requested. This is something the Town should be proud of. If it was improved, it would serve the Town better.

Mr. Mathews made a MOTION to APPROVE the Whitman’s Pond Association’s Herbicide Project in the amount of \$15,400 for preservation of the West Cove of Whitman’s Pond from the unspecified reserve fund balance. Mr. Hannan SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the Whitman's Pond Association's Herbicide Project in the amount of \$24,000 for preservation of the Main Body of Whitman's Pond from the unspecified reserve fund balance. Mr. Cunningham SECONDED the MOTION. UNANIMOUSLY VOTED.

### **District Councilor Papp**

Councilor Papp stated that in the absence of a formal application, he would like to take the chance to come back with the application filled out so that the North Weymouth Civic Association can fill out the application and propose a project at a different time. Mr. Mathews cautioned Councilor Papp to pursue it as rehabilitation of open space. Chairman Flynn suggested that Councilor Papp work with Mr. Clarke on the wording of the project.

### **Grange Building**

Chairman Flynn stated that he received a request to table the project.

### **Storm Water Retrofit Project**

Chairman Flynn stated that the proposed conservation project for lower Jackson Square has been withdrawn.

### **Cemetery Commission Proposal**

Mr. Clarke stated that the Reed/Elmwood Cemetery Improvement proposal is broken out to four years; two years at each cemetery. First year, half of the headstones at Reed Cemetery completed; second year, the other half of the headstones completed. Third year, half of the headstones at Elmwood Cemetery completed, and during the fourth year, the other half of the headstones at Elmwood Cemetery completed.

Mr. Coven stated that he likes the idea of restoring and landscaping. Mr. Coven wondered if it is excessive to restore gravestones. Mr. Clarke stated that the project is phased and CPC can see the work and evaluate at the end of the first year of work. Mr. Clarke stated that the Cemetery Commission is looking for funding for the first year of work only at this time. Mr. Mathews stated that he would like to separate each cemetery and that he is uncomfortable voting tonight without the Cemetery Commission present to answer questions. Mr. Mathews stated that he would like to know how the Cemetery Commission arrived at the figure of \$180,000 for construction costs. Mr. Mathews stated that he supports that project and the work to be done, but suggests doing one year at a time.

Chairman Flynn stated that the plan is to finish the work at Reed Cemetery and use it as a model for Elmwood Cemetery.

Mr. Clarke stated that these are all good questions and that he feels that the Cemetery Commission should come forward at the next meeting. Chairman Flynn stated that members should send their questions regarding this project to Mr. Clarke in order for the Cemetery Commission to come prepared at the next meeting to answer questions.

## **OTHER BUSINESS**

### **Minutes**

Mr. Hannan made a MOTION to APPROVE the January 29, 2009 Open Session meeting minutes. Mr. Mathews SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Hannan made a MOTION to APPROVE the March 5, 2009 Open Session meeting minutes. Mr. Mathews SECONDED the MOTION. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the April 2, 2009 Open Session meeting minutes. Mr. Cunningham SECONDED the MOTION. UNANIMOUSLY VOTED.

## **PROJECT UPDATES**

### **Fogg Library**

Mr. Clarke stated that they received qualifications from the sub-contractors. They will be reviewed over the next two weeks. Mr. Clarke anticipates a July start.

### **Herring Run Pool**

Mr. Clarke stated they are close to completing the plans and specs. Mr. Fuqua has a meeting scheduled with the Conservation Commission in May and is working with Councilor DiFazio's neighborhood group. Mr. Clarke stated he hopes it will go out to bid before the end of the fiscal year.

## **EXECUTIVE SESSION**

### **NEXT MEETING**

The next meeting will be held on May 7, 2009 at 7:00PM at the Whipple Center.

## **ADJOURNMENT**

At 9:50PM, there being no further business, a MOTION was made by Mr. Mathews to ADJOURN and SECONDED by Mr. Condon. UNANIMOUSLY VOTED.

Approved by: \_\_\_\_\_  
Walter H. Flynn, Jr., Chairman

Dated: \_\_\_\_\_